

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
June 3, 2008**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

2. Roll Call.

**PRESENT:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright,  
Martinez, R. Valadez, Gray

**ABSENT:** Hawkins

3. Director's Report.

4. Approval of May 20, 2008 Minutes.

**1:00 PM – Public Hearing**

**Chairman Sherrill stated Zoning Case No. Z2008018 ERZD has been postponed as per the applicant's request and Zoning Case No. Z208165 has been withdrawn.**

**CONSENT ZONING**

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak in opposition on the said cases: items 10 and 15. The motion was seconded by Commissioner Myers.

**4. ZONING CASE NUMBER Z2008150 (Council District 2):** The request of S. A. Custom Homes (Michael Rodriguez), Applicant, for S. A. Custom Homes, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "MF-25" Multi-Family District on Lots 41, 42, 43 and 44, NCB 10319, 2526, 2530, 2534 and 2538 Pecan Valley Drive. Staff recommends approval.

This case was approved by consent.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Sunny Slope – Pasadena Heights Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Myers to recommend approval.

**AYES:** Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray  
**NAY:** None

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2008166 (Council District 2):** The request of Arturo and Perla Vallejo, Applicant, for Arturo and Perla Vallejo, Owner(s), for a change in zoning from H "C-1" Light Commercial Historic District and H "RM-4" Residential Mixed Historic District to H "RM-4" Residential Mixed Historic District on Lot 1 and the south 40 feet of Lot 2, Block 8, NCB 583, 928 E. Crockett. Staff recommends approval.

This case was approved by consent.

Staff stated there were 38 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor. Staff mailed 31 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Myers to recommend approval.

**AYES:** Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray  
**NAY:** None

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**6. ZONING CASE NUMBER Z2008057 CD (Council District 9):** The request of Drenner & Golden Stuart Wolff LLP, Applicant, for Econo Move & Storage Inc., Owner(s), for a change in zoning from "MF-33" Multi-Family District to "C-2NA" CD (CD-Office Warehouse) Commercial District, Nonalcoholic Sales with a Conditional Use for an Office Warehouse on 1.540 acres out of NCB 15678, 3600 Block of Thousand Oaks. Staff recommends approval with conditions.

Steve Drenner, representative, stated they are proposing to expand an existing industrial-warehouse use.

**The following citizen(s) appeared to speak:**

Rebecca Morrison, spoke in favor.

Ronald Bazan, spoke in opposition.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor. Staff received letters of support from Oakridge Village Homeowner's Association and Eden Neighborhood Association.

### **COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES:** Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray

**NAY:** None

### **THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2008100 (Council District 6):** The request of Brown and Ortiz P.C., Attorneys at Law, Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from PUD "R-6" Planned Unit Development Residential Single-Family District to "C-1" Light Commercial District (1.172 acres) and "C-3" General Commercial District (2.996 acres) on 4.168 acres out of NCB 17673, 9800 Block of West Military Drive. Staff recommends approval.

Patrick Christensen, representative, proposing to develop a hotel. He stated in meeting with the neighborhood association they have agreed to a 70-foot wide buffer along the boundary with the residences of "C-1" and within the "C-1", there would be deed restrictions of a 40 foot open space easement.

Staff stated there were 33 notices mailed out to the surrounding property owners, 10 returned in opposition and 4 returned in favor. Staff has received a letter of support from Legacy Trails Homeowner's Association.

### **COMMISSION ACTION**

The motion was made by Commissioner Martinez and seconded by Commissioner Wright to recommend approval including a recommendation of an 8-foot fence along with the deed restrictions signed by the owner and the neighborhood association.

**AYES:** Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, R. Valadez

**NAY:** None

**RECUSED:** Gray

### **THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2008158 (Council District 9):** The request of Kaufman & Associates, Inc., Applicant, for Koontz/McCombs 1, Ltd., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "MF-50" Multi-Family District on 3.223 Acres Out of NCB 7015, 647 East Hildebrand Avenue. Staff recommends approval contingent upon Plan Amendment.

Bill Kaufman, representative, stated they are proposing to develop condominiums on the subject property.

**The following citizen(s) appeared to speak:**

Hunter Mock, spoke in support

Mike Redell, spoke in support.

Alvin Frieder, spoke in support.

Carol Estafan, spoke in support.

Patricia Diaz-Dennis, spoke in opposition. She stated she has collected a petition of the surrounding property owner expressing their opposition.

**Commissioner Westheimer arrived at 2:00 pm.**

Michael Dennis, spoke in opposition.

Octavio Ballesteros, spoke in opposition.

Staff stated there were 58 notices mailed out to the surrounding property owners, 1 returned in opposition and 22 returned in favor. Staff mailed 74 notices to the Planning Team. Staff has received a petition with 40 signatures expressing their support.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Wright and seconded by Commissioner R. Valadez to find inconsistent with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray

**NAYS:** None

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Wright and seconded by Commissioner R. Valadez to recommend approval contingent upon Plan Amendment and contingent upon the parties meeting prior to City Council work out the specifics.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray

**NAY:** None

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2008139 (Council District 2):** The request of Charles E. Williams, Sr., Applicant, for Charles E. Williams, Sr., Owner(s), for a change in zoning from HS "RM-4" Historic Significant Residential Mixed District to HS "IDZ" Historic Significant Infill Development Zone District with uses permitted in "C-1" Light Commercial District and a Meeting Facility on 0.100 acre out of Lot 18, Block 109, NCB 1386, 701 Montana. Staff recommends approval contingent upon Plan Amendment.

Charles E. Williams, owner, proposing high end upscale barbershop.

**The following citizen(s) appeared to speak:**

Carlos Richardson, spoke in favor.

Debra Lolmaugh, spoke in favor.

Staff stated there were 38 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and no response from Nevada Street Neighborhood Association. Staff mailed 23 notices to the Planning Team.

**FINDING OF CONSISTENCY OF THE MASTER PLAN****COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to find inconsistent with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray

**NAYS:** None

**THE MOTION CARRIED**

### COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval contingent Plan Amendment.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray

**NAY:** None

### THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2008163 (Council District 1):** The request of JCS Properties, Applicant, for JCS Properties, Owner(s), for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on 7.5 acres out of NCB 8410, 130 Spencer Lane. Staff recommends approval pending Plan Amendment.

Kenneth Gindy, representative, stated the purpose of this zoning request is to make consistent with the exiting use of a nursing home.

**The following citizen(s) appeared to speak:**

W. C. Kennon, spoke in opposition.

Robert Guarjardo, spoke in opposition.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 33 notices to the Planning Team.

### FINDING OF CONSISTENCY OF THE MASTER PLAN

### COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to find inconsistent with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray

**NAYS:** None

### THE MOTION CARRIED

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray**

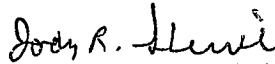
**NAY: None**

**THE MOTION CARRIED**

**11. ADJOURNMENT.**

There being no further business, the meeting was adjourned at 2:39 p.m.

APPROVED:

  
Jody R. Sherrill, Chair

ATTEST:

  
Executive Secretary